

**JEFFERSON COUNTY HIGHWAY COMMITTEE
INFRASTRUCTURE COMMITTEE
LAND & WATER CONSERVATION COMMITTEE
JOINT MEETING MINUTES**

Thursday, June 30, 2011

The Jefferson County Highway Committee, Infrastructure Committee, and Land & Water Conservation Committee met on Thursday, June 30, 2011, at 8:30 A.M. for a joint meeting at the Jefferson County Courthouse, Room 202.

ROLL OF THE HIGHWAY & INFRASTRUCTURE & LAND & WATER COMMITTEES:

Members present: Ron Buchanan; George Jaeckel; Craig Peterson; Glen Borland; Blane Poulson-
Excused: Donald Reese; Richard Jones; Mary Delany; Rick Kuhlman; Jim Schroeder;
Mike Burow; Walt Christensen; Greg Torres; Carlton Zentner; Scott Zimmerman-
Excused

Also Present: William Kern, Highway Commissioner
Gary Petre, County Administrator
John Molinaro, County Board Chairperson
Phil Ristow, Corporation Counsel
Erik Coonen, Highway Department
Brian Udovich, Highway Department
Ann Jenswold, Highway Department
Bill Buglass, Payne & Dolan
Norman Barrientos, Barrientos Design
Ryan Thacker, Barrientos Design
Pam Rogers, County Board Supervisor
Greg David, County Board Supervisor
Mark Watkins, Land and Water Conservation Director
Ryan Whisner, Daily Jefferson County Union
David Endl, Jefferson
Dean Schmidt, Jefferson
Don Gadzinski, Jefferson
Maurice Kieffer, Watertown

Purpose of the meeting was to review site selection and alternate site recommendations for a new Highway Department facility by Barrientos Design.

PUBLIC COMMENT

- Maurice Kieffer, Watertown, commented on Highway Department and facility
- David Endl, Jefferson, commented on Highway Department facilities and previous studies completed

HIGHWAY/INFRASTRUCTURE/LAND & WATER COMMITTEE MINUTES: The minutes from the June 2, 2011 Highway Committee, Infrastructure Committee, and Land & Water Committee joint meeting, having been distributed in advance, it was moved by Mr. Reese and seconded by Mr. Buchanan to approve the minutes as printed. Motion Carried.

7. Presentation by Barrientos Design and discussion of possible alternate sites for the construction of a proposed new Highway Department main facility

Norman Barrientos and Ryan Thacker, Barrientos Design & Consulting, Inc., presented an updated presentation to the Joint Committees. They stated that their work stemmed from past studies done by Omni and SEH. The County demographic projections for 2030 projects a 32% increase in population, estimating a 34% increase in vehicle miles traveled. Projected Department of Transportation projects, other than STH 26, include a six lane I-94, four lanes divided STH 12, and four lanes divided STH 16. The Highway Department will need the ability to grow along with these future demands that will be placed on the department.

Ryan Thacker presented information regarding varying building height requirements and clearances for repair bays, parking areas, shop and administration structures, and overhead doors. He talked about building spans, building codes, and highway facility building trends from the 1930's to current.

Norman Barrientos presented information regarding key site selection criteria such as distance to state highways, site size, expansion area within the site, access road capacity and cost to purchase and develop. He talked about costs of infrastructure, temporary quarters cost, economic development impact, city land use compatibility, and zoning conformance. He evaluated the minimal site grading requirements, soils foundation suitability, drainage and storm water issues, availability of utilities, amount of demolition and renovations required, and operational and energy efficiency.

The following are all current sites that have been reviewed: Junction Road-Commercial; Puerner Street-Neighborhood; Site 1, County Land-Mixed Use; Site 2, County Land-Mixed Use; Site D, County Land-Not in City; Briggs & Stratton-Industrial; Schweiger-Industrial; Old Countryside-Neighborhood; Ganser-Industrial.

Discussion on Briggs & Stratton and Schweiger buildings are larger than what is needed. There are energy inefficiencies along with arrangement, height, and width inefficiencies with these existing buildings, as well as the old Countryside building. The Schweiger building, although industrial, is in a neighborhood district. The Ganser site would need three sites combined and purchased from three owners. After reviewing, looking at costs, and matrix ratings, Site C2, County land off Industrial Drive remains most compatible for the Highway facility. Barrientos still recommends this site for development.

Carlton Zentner asked questions regarding costs listed, if the costs included purchase of land, engineering fees and everything except for satellite costs. Norman Barrientos responded, "Yes".

Walt Christensen questioned loss of farm land production or land lease compared to loss. Mr. Watkins responded \$10,000 to \$12,000 per year. A discussion on property taxes followed from County Board Supervisors and public. David Endl a former Highway Department Supervisor encouraged the Committees to move forward with this recommendation to build and not to remodel the existing buildings.

Commissioner Kern commented on questions regarding the scope of the operations contractual work with State. He stated the impact of the State budget is minimal. We do little work with other Counties. The restrictions are for construction not maintenance activities. He stated the department has downsized in past years to maintenance operations mainly with crew and equipment.

Supervisor Zentner stated concerns with the State working with us and if work will continue into the future. Supervisor Burow echoed Zentner's concerns and stated he has concerns to commit to unknowns in the future. Commissioner Kern stated that there are no discussions of the State not working with us in the future, and the 72 Counties in the State of Wisconsin have working relationships with the State. Supervisor Buchanan disagreed with Burow and encouraged the Committees to not postpone this project due to current interest rates.

8. Discussion by Land & Water Conservation Committee regarding options for agenda items to follow, including possible adjournment

No action taken

9. Discussion and possible action on a recommendation to the County Board to approve a site location for the construction of a new Highway Department main facility.

It was moved by Mr. Buchanan and seconded by Mr. Reese to move forward with the proposal of Site C2, County land off of Industrial Drive, and make a recommendation to the County Board.

Phil Ristow stated that each Committee needs to vote separately. Motion failed.

Highway Committee: It was moved by Mr. Buchanan to move forward with the proposal of Site C2, and make a recommendation to the County Board. Motion failed for lack of second.

Infrastructure Committee: It was moved by Mr. Reese, and seconded by Mr. Jones to move forward with the proposal of Site C2, and make a recommendation to the County Board. Ayes: Reese and Jones. Noes: Delany and Kuhlman. Absent: Schroeder. Motion failed.

Highway Committee: It was moved by Mr. Peterson, and seconded by Mr. Jaeckel to table the discussion until next month. Ayes: Peterson, Jaeckel, Borland. Noes: Buchanan. Absent: Poulson.

Land & Water Conservation Committee: It was moved by Mr. Torres, and seconded by Mr. Christensen to table the discussion until next month. Ayes: Christensen, Torres, Zentner. Noes: Burow. Absent: Zimmerman.

10. Status report from the Highway Commissioner on discussions with the State Department of Transportation on site locations for the two Highway Department satellite facilities as recommended in Barrientos Design's Highway Facility Site Analysis Report and possible State funding for Highway facility salt sheds.

Commissioner Kern stated that he has been involved with WisDOT discussions regarding the site locations, both for the main shop and the satellite locations. He stated that the salt sheds need to be attached to project looking at all three sites. No motion.

11. Discussion and possible action on a recommendation to the County Board to continue with Highway Facility Design and Construction Document Services

Tabled until next month.

12. Set next joint meeting date and possible agenda items.

The next joint meeting of the Highway/Infrastructure/Land & Water Committees will be on Wednesday, August 3, 2011, at 8:30 a.m., in Room 202 of the Court House.

It was moved by Mr. Reese and seconded by Mr. Buchanan to adjourn at 10:14 a.m.
Motion Carried.

Approval:

